

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

HAYES LANE

WIMBORNE BRISTOL



OFFERS IN EXCESS OF £695,000

- LUXURY DETACHED BUNGALOW
- BUILT BY GLOSSBROOK JUST OVER TWO YEARS AGO - WARRANTY REMAINING
- EXTENDED REAR GARDEN WITH SOUTHERLY ASPECT
- FULLY INSULATED GARDEN BUILDING WITH POWER & LIGHT
- CAR PORT & THREE PARKING SPACES WITH ELECTRIC CHARGING POINT
- HIGH SPECIFICATION THROUGHOUT
- THREE DOUBLE BEDROOMS
- LARGE LIGHT LUXURY KITCHEN OPEN PLAN LIVING

LARGE GARDEN & DOG WASH
A **SECURED DEVELOPMENT** of just five detached homes in a sought after location to the market town of Wimborne Minster.

Architect designed to a high specification and built to exacting standards by Glossbrook in 2019, this stunning detached bungalow is as new and still has 8 years remaining of its new build warranty.

The accommodation includes a large light entrance hall and large storage cupboard as well as access to the large loft which has been boarded and fitted with rails and shelving as well as a light and loft ladder.

There are three double bedrooms, the master including a built in wardrobe and a luxury ensuite bathroom which is fully tiled with Porcelenosa tiling. The luxury family bathroom is from The Big Bath Company and is also fully tiled with Porcelenosa tiles and includes both a bath and shower as well as a heated mirror cabinet with LED lighting.



The open plan kitchen/living room offers a fantastic space for entertaining and has a real wow factor with vaulted ceilings and floor to ceiling windows overlooking the southerly facing garden, which can be accessed via two sets of French doors. The modern fitted kitchen is by The Kitchen Company with quartz work surfaces and fully integrated double oven, hob, cooker hood, dishwasher and fridge/freezer.

There is a separate large utility room which offers further storage and plumbing for appliances as well as a wine cooler and wine rack along with separate access to the rear garden.

Plantation shutters and remote control blackout blinds are fitted to windows on the front elevation and remote control blinds to the rear, with venetian blinds to remaining rooms. Each room is networked for wifi connection.

Externally, the southerly facing large rear garden is fully enclosed and the current owner has installed a superb entertaining space with bespoke seating and including power and lighting as well as gas bottle storage for the contemporary style fire pit (available by separate negotiation). In addition there is a quality insulated timber garden room/workshop/home office which has both power and light, as well as a greenhouse and three water butts. . Further notable features include a podpoint electric charger, hot/cold dog wash

To the front, the driveway is block paved and offers parking for two cars. There is also visitor parking and the development is gated and maintained.

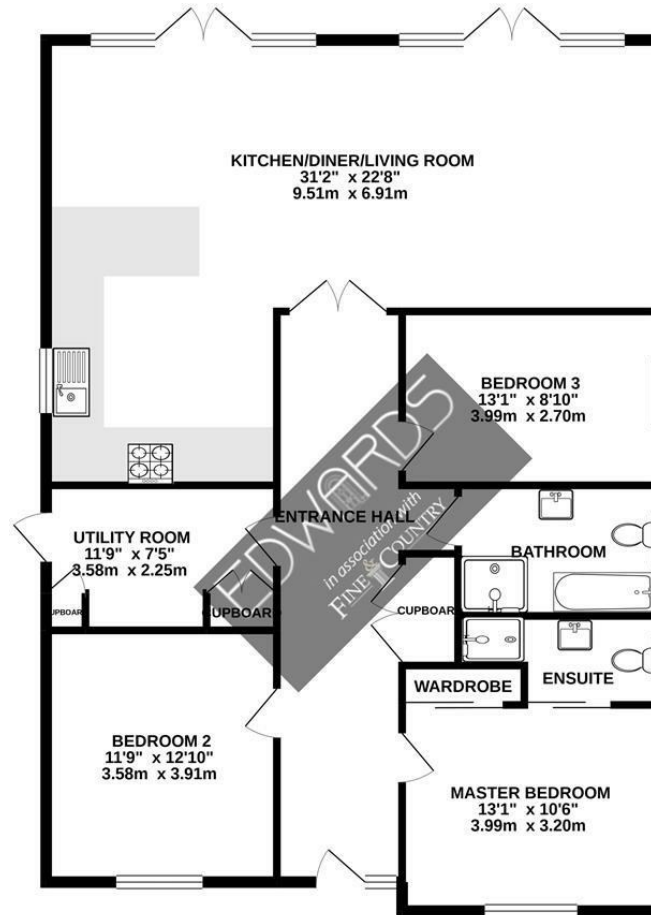
EPC: B







GROUND FLOOR
1357 sq.ft. (126.1 sq.m.) approx.



TOTAL FLOOR AREA : 1357 sq.ft. (126.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

Wimborne, Dorset BH21 1DX

01202 842842

www.edwardstates.co.uk